

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF BOONE )

BEFORE THE BOARD OF ZONING APPEALS  
CITY OF LEBANON, INDIANA

IN THE MATTERS OF THE PETITION OF  
RITCHIE COONS, M.D. AND JOHN  
SAALWAECHTER, M.D. FOR A VARIANCE

FINDING AND ORDER

Come now Richie Coons, M.D. and John Saalwaechter, M.D., petitioners herein, and file their petition for a contingent use which petition reads as follows, towit: (H.I.).

And now Proof of Publication to interested parties in the Lebanon Daily Reporter is filed herein, which proof reads as follows, towit: (H.I.).

And now the petition for a contingent use in this cause is heard by the Board of Zoning Appeals of the City of Lebanon, City Building, Lebanon, Indiana, with interested parties present and evidence is now heard on said petition.

And the Board of Zoning Appeals having heard evidence herein and being duly and sufficiently advised in the premises, finds:

1. That the petitioners are owners of an equitable interest in the following described real estate, towit:

A part of the east half of the southeast quarter of Section 25, Township 19 north, Range 1 west described as follows, to-wit: Commencing 15.15 chains south of the northwest corner of the east half of the southeast quarter of said Section 25 and run thence south 315.48 feet to the center line of Camp Street, thence east along the center line of Camp Street 388.5 feet for a point of beginning, thence north 315.48 feet to a point which is 388.5 feet east of the west line of the east half of the southeast quarter of said section 25, thence east 89.68 feet, more or less, to the northwest corner of the real estate conveyed by Clinton C. DeBard and his wife, Gertrude DeBard on the 8<sup>th</sup> day of June, 1931, to Gary Edward Fall and Eddie Lou Fall, husband and wife, which deed is shown recorded in Deed Record 126 at page 292 in the Recorder's Office of Boone County, Indiana, thence south 315.48 feet to the center line of Camp Street, thence west 89.68 feet, more or less, to the point of beginning, containing 0.6495 acre, more or less, located in Center Township, Boone County, Indiana.

2. That said real estate fronts on West Camp Street with an address of 404 West Camp Street, Lebanon, Indiana.

3. That said real estate is presently zoned "A" residential but that the petitioners propose to construct by way of remodeling and/or new construction, a professional building for housing professional offices with parking facilities.

4. That the contingent use as requested should be granted.

5. That the granting of such contingent use is not contrary to public interest and further, the construction as proposed will not:

- a. Impair the adequate supply of light and air to adjacent property.
- b. Increase of the hazard of fire, flood and other dangers of said property.
- c. Diminish the marketable value of adjacent lands and buildings.
- d. Increase the congestion in the public streets.
- e. Otherwise impair the public health, safety, comfort and general welfare.

IT IS, THEREFORE, CONSIDERED, ORDERED, ADJUDGED AND DECREED that the petitioners are hereby granted contingent use and authorized to construct, operate and maintain, pursuant to the proposed plans thereof, a professional building, and further, it is ordered that an improvement location permit shall be issued by the City Building Inspector of Lebanon, Indiana, for the proposed improvement.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that costs in this matter in the sum of \$9.70 shall be assessed to the petitioners.

Dated this 28<sup>th</sup> day of October, 1974.

BOARD OF ZONING APPEALS

BY James L. Goodwin (Signed)  
Chairman

ATTEST: Vern Martin (Signed)  
Secretary

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RITCHIE COONS, M.D. AND JOHN  
SAALWAECHTER, M.D. FOR A VARIANCE.

PETITION FOR A VARIANCE

Come now the petitioners, Richie Coons, M.D., and John Saalwaechter, M.D., and for their petition for a contingent use before the Board of Zoning Appeals of the City of Lebanon, Boone County, Indiana, allege and say as follows:

1. That the petitioners herein have an equitable interest in and to the following described real estate, towit:

A part of the east half of the southeast quarter of Section 25, Township 19 north, Range 1 west described as follows, to-wit: Commencing 15.15 chains south of the northwest corner of the east half of the southeast quarter of said Section